

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: September 15, 1971

Appeal No. 10898 George Lee Swift and Evangeline Wilson Swift,
Appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee.

On motion duly made, seconded and carried with Messrs. Mackey and Scrivener absent, the following Order of the Board was entered at the meeting of September 21, 1971.

ORDERED:

That the appeal for a variance from the use provisions of the R-3 District to permit residence with rental unit in the basement 2411 Tunlaw Road, N.W., lot 467, Square 1300, be DENIED.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a single-family 2-story residence with basement.
3. Appellant requests permission to establish a rental apartment in the basement.
4. The basement contains one large room with a pullman kitchen on the side, small bath and bedroom with a large closet area under the front porch.
5. At the public hearing there was considerable objection by the neighbors and at that time many letters in opposition were presented.

OPINION:

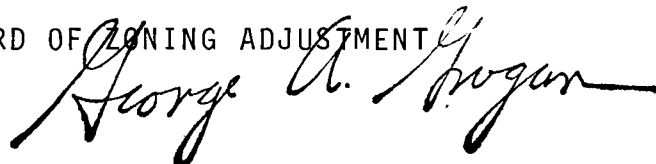
We are of the opinion that the appellants have not proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By:



GEORGE A. GROGAN
Secretary of the Board

12/3/71